

VICINITY MAP

### SURVEYOR'S NOTES

- 1.) No observable evidence of earth moving, building construction or building additions within recent months.
- 2.) No changes in street right of way lines, completed or proposed, and no evidence of recent street or sidewalk construction or repairs.
- 3.) No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

### POSSIBLE ENCROACHMENTS

None at time of Survey.

### LAND AREA

AREA:  
43,560 Sq. Ft.  
1.000 Acres ±

### BASIS OF BEARINGS

N 01°35'33" W, being the East line of Lot 1, 281 Retail Subdivision.

### PARKING INFORMATION

	REQUIRED	OBSERVED
Regular	1 per 500 Sq Ft.	961
Handicap	1 per 25	26
Total	n/a	987

### LEGEND

- = Cor. Fnd
- = Cor. Set #5
- Rebar w/cap
- ◆ = Section Corner
- (M) = Meas. Dist.
- (P) = Plot Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- Elec — = Underground Electric
- Tele — = Underground Telephone
- TV — = Underground Television
- FO — = Underground Fiber Optic
- ohu — = Overhead Utilities
- ⊕ = Electric Meter
- ⊙ = Electric Manhole
- ⊞ = Electric Pedestal
- ⊕ = Fire Hydrant
- ⊙ = Gas Manhole
- ⊞ = Gas Meter
- = Guy Wire
- ⊕ = Light Pole
- = Post
- ⊕ = Power Pole
- ⊞ = Telephone Pedestal
- ⊙ = Telephone Manhole
- ⊞ = TV Pedestal
- ⊙ = TV Manhole
- ⊞ = Valve
- ⊙ = Water Manhole

### ZONING INFORMATION

District: B2 Source: City

Contact Info:  
Planning Dept.  
100 E 1st Street  
Grand Island, NE 68801  
(308)385-5444

Status:	Current Zoning dated 07/29/09	
ITEM	REQUIRED	OBSERVED
Permitted Use	Commercial	Parking Lot
Minimum Lot Area	3,000	43,560
Minimum Frontage	n/a	0'
Minimum Lot Width	30'	202.50'
Max Bldg. Coverage	75%	0%
SETBACKS		
Front Yard	10'	n/a
Side Yard	10'	n/a
Rear Yard	5'	n/a
Maximum Height	35'	n/a

### SCALE



Scale: 1"=30'

### UTILITY CONTACTS

TELEPHONE  
U.S. West  
1201 Farnum St  
Omaha, NE  
(402)341-6433

ELECTRIC  
OPPD  
444 S. 14th St.  
Omaha, NE  
(402)636-3753

CABLE TV  
Cox Communications  
11505 W. Dodge Rd.  
Omaha, NE  
(402)933-3000

GAS  
Metropolitan Utility District  
1723 Harney St.  
Omaha, NE  
(402)544-7777

WATER  
Metropolitan Utility District  
1723 Harney St.  
Omaha, NE  
(402)544-7777

SEWER  
Metropolitan Utility District  
1723 Harney St.  
Omaha, NE  
(402)544-7777

SURVEY RECORD REPOSITORY  
RECEIVED  
APR 09 2010  
\$ 250  
County HALL  
960-278

### BENCH MARK

Elevations derived from OPUS Observation dated July 10, 2008.

### FLOOD INFORMATION

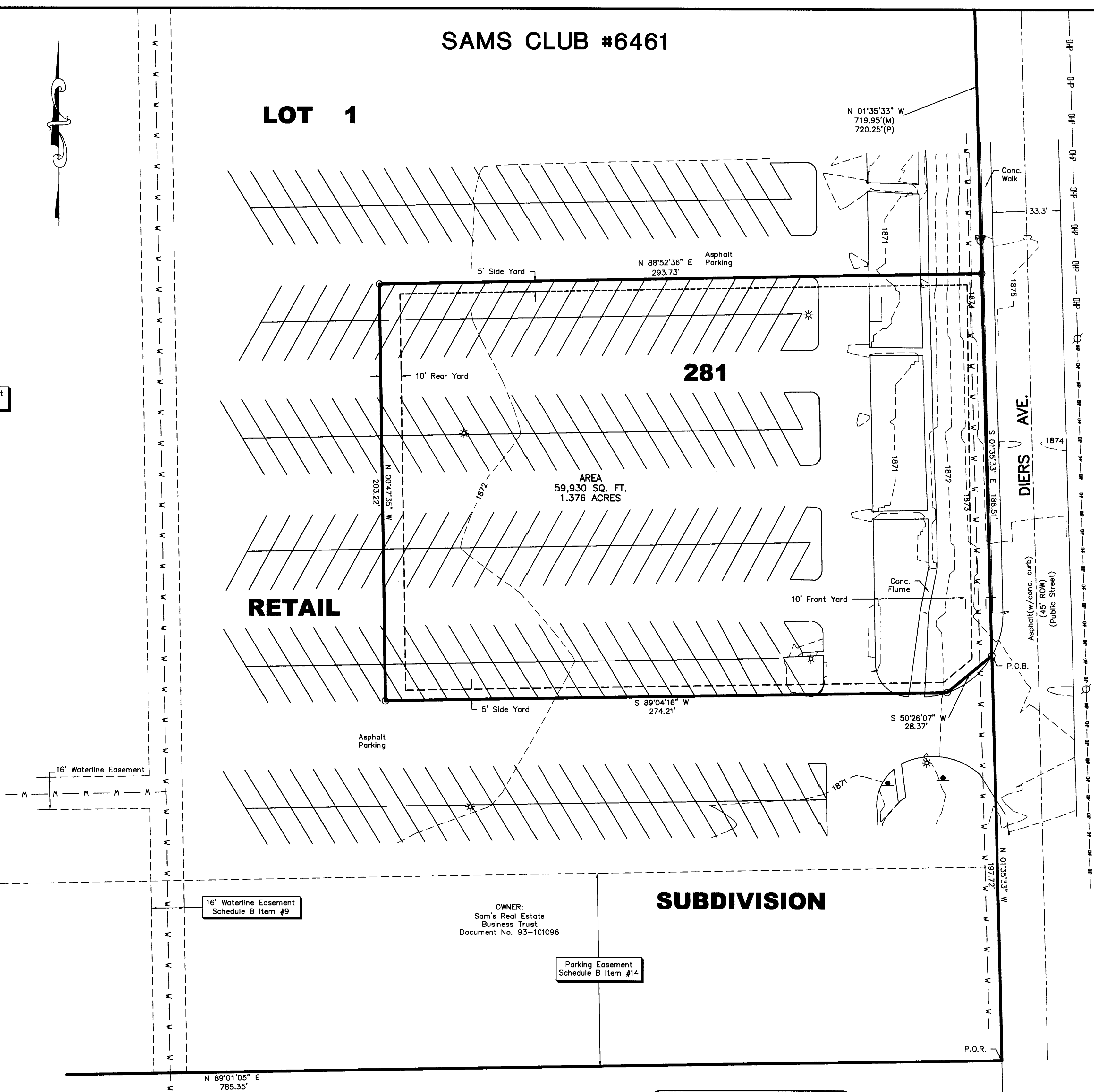
Property falls within a Zone "x" as determined by FEMA Flood Rate Map #31079C 0167 D, effective 9/26/08.

### UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AT THE TIME OF SURVEY THE SURVEYOR NOTICED OBSERVABLE EVIDENCE OF THE FOLLOWING UTILITIES: ELECTRIC, TELEPHONE, GAS, WATER, SEWER AND CABLE TV.

## SAMS CLUB #6461

### LOT 1



### TITLE DESCRIPTION

Lot Two (2), 281 Retail Second Subdivision in the City of Grand Island, Hall County, Nebraska, as recorded as Instrument #0201000671.

### PARCEL DESCRIPTION (Metes and Bounds)

That part of Lot Two (2), 281 Retail Second Subdivision in the City of Grand Island, Hall County, Nebraska, and being more particularly described as follows:

Referring to the Southeast corner of Lot 1, 281 Retail Subdivision; thence northerly N 01°35'33" W, on the East line of said Lot 1, 197.72 feet, to the Point of Beginning; thence southwesterly S 50°26'07" W, 28.37 feet; thence westerly S 89°04'16" W, 274.21 feet; thence northerly N 00°47'35" W, 203.22 feet; thence easterly N 88°52'36" E, 293.73 feet; thence southerly S 01°35'33" E, 186.51 feet, to the Point of Beginning. Containing a total calculated area of 59,930 Square feet, or 1.376 Acres, more or less.

### EASEMENTS (Per Schedule B)

As per Lawyers Title Insurance Company Commitment for Title No. 08-4385, dated 08/18/08. The following are of Survey matters:

1. Taxes for the year of 2007 and all prior years inclusive are shown as PAID. (Informational Only—2007 Tax Amount was \$1112,031.70 – Tax I.D. #400149990) Not survey Related.
2. Taxes not yet due or payable for the year 2008 and subsequent years. Special Taxes now assessed or levied, but payable in future installments: None. Not survey related.
3. Attention is directed to the fact that this commitment does not insure as to the personal property and/or personal taxes which are assessed prior or subsequent to this date against the proposed insured premises as shown in Sections 77-102 thru 77-127 of the Legislature of Nebraska. Not survey related.
4. Report of Appraisers dated July 1975 and filed July 28, 1975 in Book 29, Page 182 and in Book 29, Page 189, Condemnation of Parcel for the purpose of creating a 50' Electrical Easement as shown on survey dated August 25, 1992 by Benjamin & Associated, Inc. Does not affect subject property.
5. Easement executed by Ho-Ott-Schu Land Company to the City of Grand Island, Nebraska dated December 20, 1982 and filed January 14, 1983 in the Register of Deeds Office as Document No. 83-000252. Does not affect subject property.
6. License Agreement executed by and between The City of Grand Island Nebraska and Mid-Nebbraska Auto Auction, Inc. dated December 14, 1987 and filed December 14, 1987 in the Register of Deeds Office as Document No. 97-107109. Not survey related.
7. Public Utilities Easement executed by Burlington Employees Credit Union to The City of Grand Island, Nebraska dated April 24, 1990 and filed May 23, 1990 in the Register of Deeds Office as Document No. 90-102852. Ordinance to vacate a certain sanitary sewer easement as shown in Ordinance No. 8010 filed May 17, 1994 in the Register of Deeds Office as Document No. 94-104104. Does not affect subject Property and is shown hereon.
8. Public Utilities Easement executed by Fred L. Kirschbaum, a single person to The City of Grand Island, Nebraska dated June 4, 1990 and filed September 21, 1990 in the Register of Deeds Office as Document No. 90-105463. Does not affect subject Property.
9. Subject to Easement over the said lot as shown and dedicated on the plot of 281 Retail Subdivision. Does not affect subject Property, and is shown hereon.
10. Subdivision Agreement for 281 Retail Subdivision in the City of Grand Island, Nebraska dated December 14, 1992 and filed February 8, 1993 in the Register of Deeds Office as Document No. 93-101096. Affects subject Property, but is not shown due to it is blanket in nature.
11. Easement executed by Walmart, Inc. dated September 7, 1992 and filed November 4, 1993 in the Register of Deeds Office as Document No. 93-105912. Does not affect subject Property.
12. Easement executed by Walmart Stores, Inc. to U S West Communications, Inc., a Colorado corporation dated June 21, 1994 and filed July 8, 1994 in the Register of Deeds Office as Document No. 94-105867. Does not affect subject Property.
13. No Build Easement executed by and between Walmart Stores, Inc., a Delaware corporation and Beverly Sammer and The City of Grand Island dated October 5, 1994 and filed October 19, 1994 in the Register of Deeds Office as Document No. 94-108552. Does not affect subject Property.
14. Grant of Easement executed by Wal-mart Stores, Inc., a Delaware corporation and Beverly Sammer and The City of Grand Island filed October 19, 1994 in the Register of Deeds Office as Document No. 94-108553. Does not affect subject Property, but is shown hereon.
15. Utility Easement executed by Wal-mart Stores, Inc., a Delaware corporation and The City of Grand Island, Nebraska dated January 31, 1995 and filed February 3, 1995 in the Register of Deeds Office as Document No. 95-100669. Does not affect subject Property.

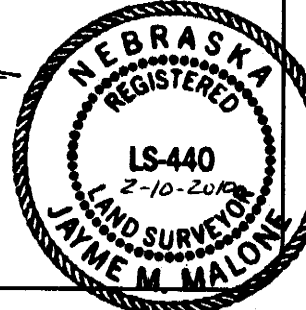
### SURVEYOR'S CERTIFICATE

#### SURVEYORS CERTIFICATION:

To: "Sam's Real Estate Business Trust and Lawyers Title Insurance Company."

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/CSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, (except in states that require record monument platting) 2, 3, 4, 5, 6, 7(a), 7(b), 7(c) (except vacant properties), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 11(b) (location of underground utilities per utility co. as-built plans and utility location service co.), 13, 19a, 19b and 19c of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Joyne M. Malone  
Nebraska L.S. #440  
4535 Normal Blvd. Suite 165  
Lincoln, Nebraska. 68502  
(402)423-5202  
joyne@huskersurveying.com



### ALTA/ACSM LAND TITLE SURVEY

	Client Logo:	REVISIONS								
		NO.	DESCRIPTION	DATE	REV. BY					
		1	Add Title	7/31	TEG					
		2	Revise Property	9/16	TEG					
Prepared for:	Project Name	Project Location	Project Address	Client Number	Dwn. By	Aprvd. By	Job No.	Date of Survey		
									NE SAM'S OUTLOT	
										GRAND ISLAND, NE
CARLSON ENGINEERING	HS2956	7/10/09								
			XXXXXX							